



2, Yeatmans Lane, Shaftesbury, Dorset

A charming three bedroom character cottage with separate studio situated close to the centre of the hilltop town of Shaftesbury.

Offers In The Region Of

£425,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

2, Yeatmans Lane, Shaftesbury, Dorset, SP7 8LR

- Pretty period cottage
- 3 double bedrooms (1 ensuite) and family bathroom
 - Large kitchen/dining room
- Sitting room with dual aspect and woodburner
 - Delightful garden with studio/home office
 - Off road parking
 - Walking distance to town centre

Viewing strictly by appointment through
Symonds & Sampson Sturminster Sales Office
on 01258 473766





A charming three bedroom character cottage with separate studio situated close to the centre of the hilltop town of Shaftesbury.

Waterpump Cottage is a charming three bedroom cottage built in the early 19th century. The current occupiers have maintained the property and is beautifully presented throughout. The cottage is in a Designated Conservation Area and only a short walk from the pretty town of Shaftesbury.

French doors lead into a porch with a further door opening into the spacious and light kitchen/dining room having a dual aspect. There is a range of wall mounted and floor standing units with a range of appliances and space and plumbing for a washing machine. There is a large breakfast bar and ample space for a dining table. From the kitchen, stairs rise to the first floor and a door opens into a hallway off which is a cloakroom and a door leading outside. Also accessed via the kitchen is the sitting room with two large bay windows and a woodburning stove and a cooker above.

On the first floor there are three double bedrooms and a family bathroom. Bedroom one has a dual aspect enjoying lovely rooftop views and the surrounding countryside and there are built in wardrobes. Bedroom two has an ensuite shower room.

Situation

Shaftesbury has an excellent range of shop and amenities including a delicatessen, cafes, pubs, restaurant, niche retailers, a newly re-opened boutique hotel, banks, two supermarkets, small hospital, library, health centre and an arts centre. The area has good communication links with the A303 and the nearby town of Gillingham offers a mainline railway station to London Waterloo and the Southwest. The area is renowned for its schools, both state and private and the town has primary schools and a good secondary school.

Directions

From the Ivy Cross roundabout in Shaftesbury head towards Gillingham. At the sharp right-hand bend continue straight up onto Bleke Street. At the Ship Inn turn right immediately afterwards down Tout Hill. The property can be found on the left-hand side just after the turning to Yeatmans Lane.



Outside

The property is approached from the lane via a pedestrian gate onto a courtyard garden around two sides of the property. This courtyard includes a sheltered south-facing seating area, which previous owners had permission to connect to the sitting room via patio doors. A path, owned by the property, leads from the rear of the cottage to a fully enclosed pretty 'kitchen' style garden which is laid to lawn with established flower and shrub borders, as well as a vegetable patch including enclosed beds. Within this garden is also a fantastic studio which is insulated and has power and broadband connected making it an ideal home office or hobby room. There is a row of brick sheds at the entrance to the garden, one of which belongs to the property. There is off road parking for one vehicle and on street parking on nearby lanes.

Services

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system.

Local Authority
 Dorset Council Tel: 01305 221000
 Council Tax Band: D

Agent's Notes

The neighbours have right of way over the path behind Waterpump Cottage to access their properties.

The site plan is for identification purposes only.

Yeatmans Lane, Shaftesbury

Approximate Area = 1135 sq ft / 105.4 sq m
 Garden Cabin = 145 sq ft / 13.4 sq m
 Shed = 33 sq ft / 3 sq m
 Total = 1313 sq ft / 122 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 947528



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